

\$599,900 - 32 Bow Landing Nw, Calgary

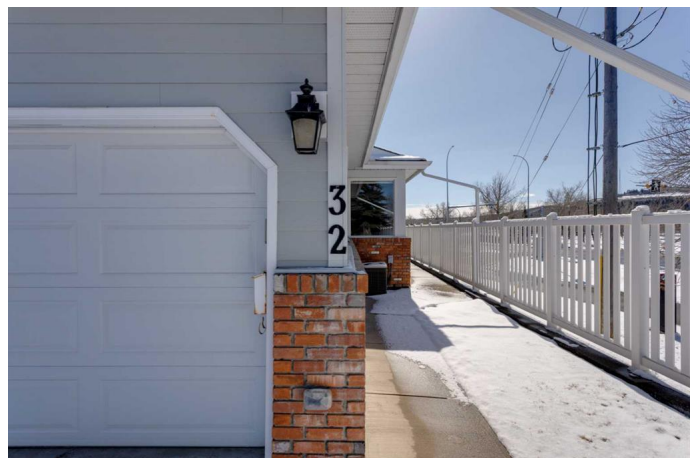
MLS® #A2208580

\$599,900

3 Bedroom, 3.00 Bathroom, 1,460 sqft
Residential on 0.12 Acres

Montgomery, Calgary, Alberta

Located just steps from the scenic Bow River pathways, this bungalow villa offers an unbeatable location and incredible potential for renovation. It is ideal for those looking to create their dream lock-and-leave home in a scenic, walkable setting. Perfectly positioned on a southeast-facing corner lot, this home is bathed in natural light and designed for the comfort and convenience of main floor living. A formal dining room sets the stage for special gatherings, while the cozy kitchen nook framed by a sunny bay window provides the perfect spot for morning coffee. The living room boasts vaulted ceilings and a wood burning fireplace. The spacious primary bedroom features a walk-in closet and a recently updated ensuite with both a shower and an accessible bathtub. There is also a second bedroom and a full bathroom on the main floor. The fully developed basement includes a bright family room, a third bedroom, a bathroom, and a flex space to suit your needs. Step onto the deck to enjoy the lush views of the park and the shared green space where you can cultivate your own flower beds. Additional conveniences include a mudroom/laundry room off the double attached garage, ample storage, air conditioning, and a monthly HOA fee covering snow removal and lawn care - without condo ownership restrictions. This community is next to Bowmont Park offering scenic biking and walking paths, perfect for dog walking and bird watching. Just across the street, Shouldice



Park features tennis courts, a pool, picnic areas, a playground and sporting fields. Plus, Market Mall is a short drive away and everyday essentials including groceries are within walking distance. With incredible potential for customization, this home is a rare opportunity to create your dream space in a prime location.

Built in 1987

Essential Information

| | |
|----------------|---------------------|
| MLS® # | A2208580 |
| Price | \$599,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,460 |
| Acres | 0.12 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Villa |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 32 Bow Landing Nw |
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 5J8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier, Open Floorplan, Recessed Lighting, Storage, Natural Woodwork |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Double Sided, Living Room, Metal, Wood Burning, Brass |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Corner Lot, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Zoning | R-CG |
| HOA Fees | 200 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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